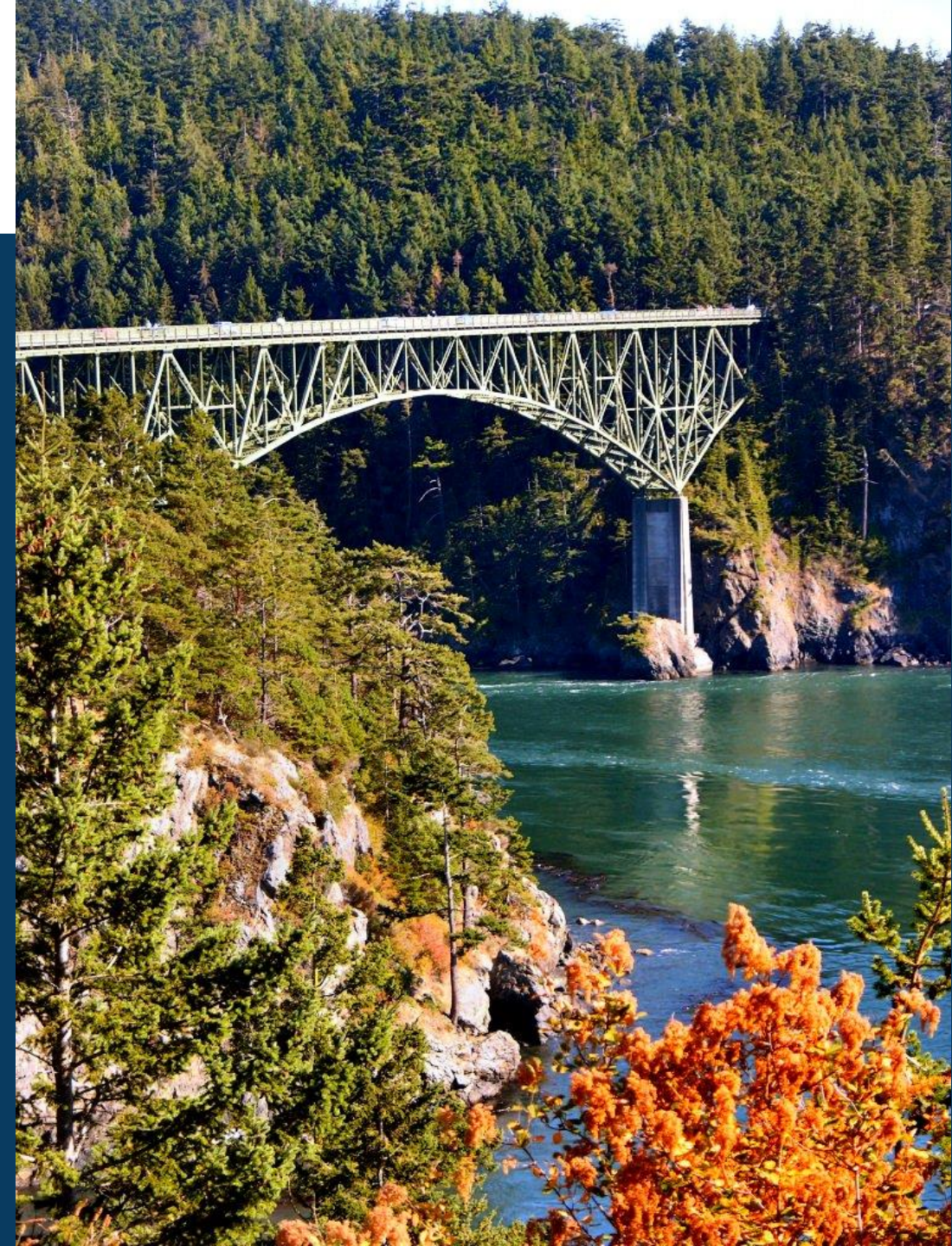


# ISLAND COUNTY PLANNING COMMISSION

## Buildable Lands Program Methodology Update



Presented by: Island County Planning & Community Development  
March 13<sup>th</sup>, 2023



# GMA

The Growth Management Act (GMA) of Washington requires all Cities and Counties to update their Comprehensive Plan and include five mandatory elements in their comprehensive plans: land use, transportation, housing, utilities and capital facilities. Counties must also include a rural element.

- Determine whether a county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the county-wide planning policies and the county and city comprehensive plans with actual growth and development that has occurred in the county and its cities.
- Identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of this chapter.
- Per RCW 36.70A.215



# GROWTH MANAGEMENT ACT STRUCTURE

- County Comprehensive plan
  - Countywide Planning Policy
    - Buildable Lands Program





## INTRODUCTION TO THE BUILDABLE LANDS PROGRAM

Urban Growth Area (UGA)  
Boundaries must include  
enough land to  
accommodate the 20 year  
population and employment  
projections



## FRAME WORK

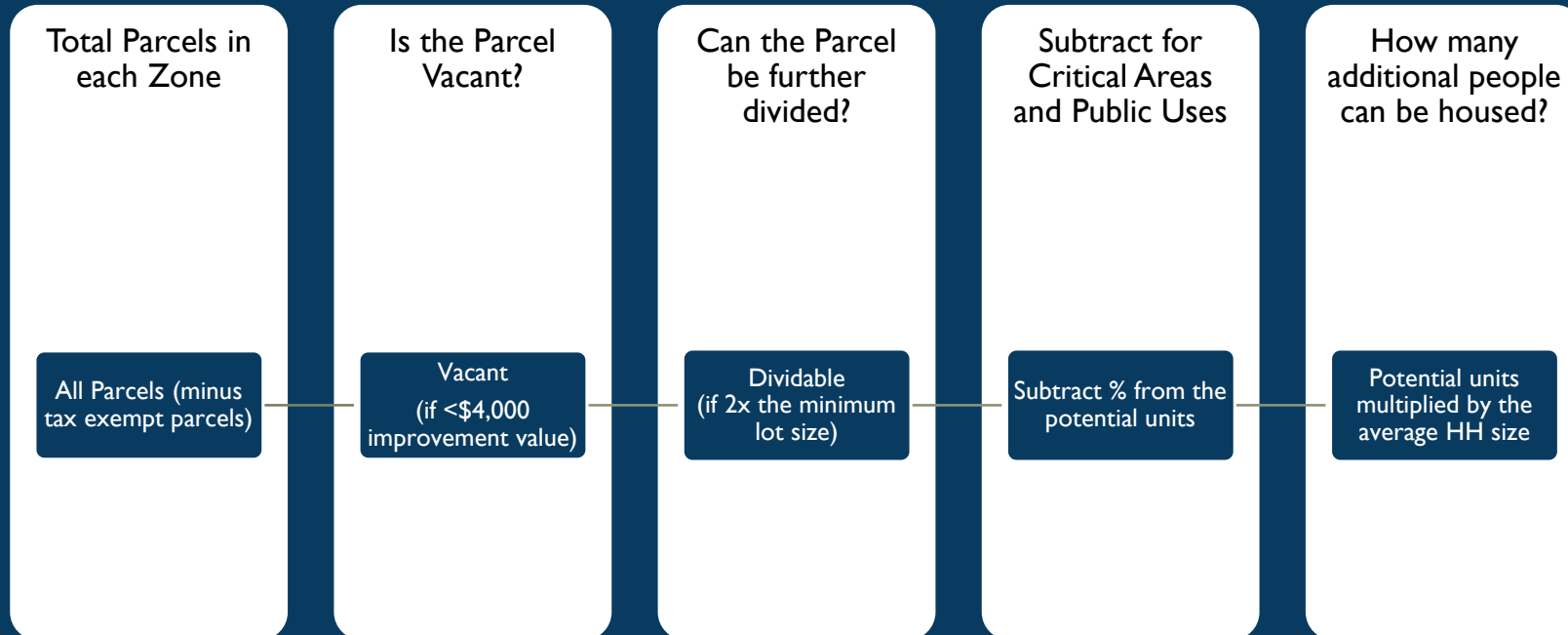
The Buildable Lands Program is administered by the Countywide Planning Policies

The Countywide Planning Policies provide framework for the buildable lands analysis.

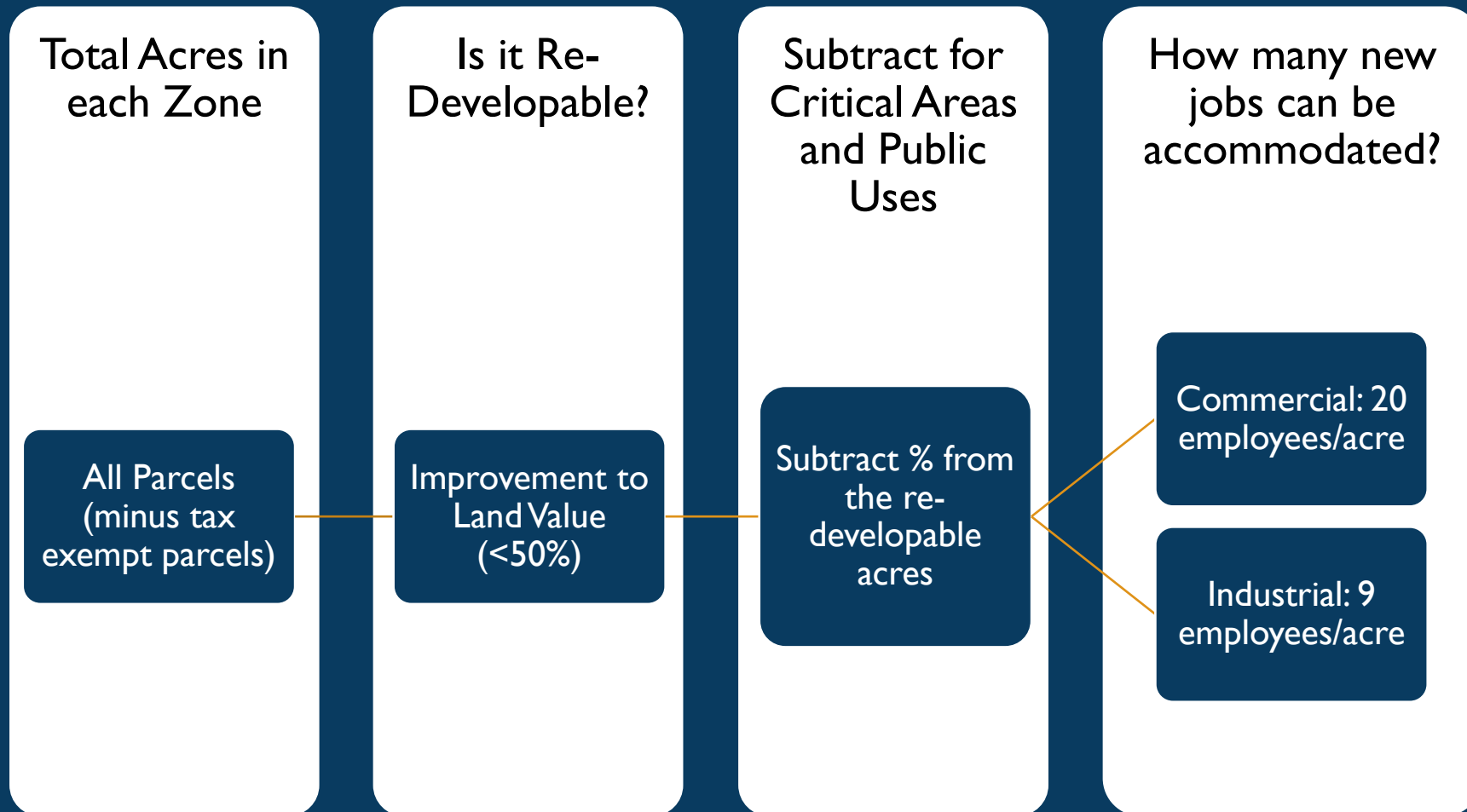
- Rural Areas: analysis will be used to inform impact assessments
- UGAs: analysis will be used to determine if the UGAs are adequately sized.



# METHODOLOGY RESIDENTIAL ZONES



# METHODOLOGY: COMMERCIAL, INDUSTRIAL, HIGH-DENSITY RESIDENTIAL AND MIXED-USE ZONES



# ASSUMPTIONS

## **Vacant Land or Vacant Parcel**

Improvement value under \$4,000

## **Partially Vacant Parcel**

Lot size over 2 times the minimum lot size

## **Critical Areas**

% of the acres affected by critical areas

## **Land Needed for Public Purposes**

15% needed for roads, parks, infrastructure and other public purposes

## **Household Size**

2.3 people per household (countywide average household size)





# ADJUSTING UGA BOUNDARIES

## No Change:

If there is found to be adequate land within the UGA boundaries, there is no obligation to expand or reduce the size

UGAs contained totally within a national historic reserve, such as the Town of Coupeville, are allowed to restrict densities, intensities, and forms of urban growth if it is necessary to protect the physical, cultural, or historic integrity of the reserve (RCW 36.70A.110 (2)).

## Expand:

If there is not adequate land to meet the projected employment and population growth, the UGA can be expanded

## Reduce:

Must plan to provide city services (including sewer) to UGA within 20 years



## NEXT STEPS

- Island County is collaborating with planning partners on the buildable lands analysis and revisions to the Countywide Planning Policies
- Finalize the analysis and present the results to the Planning Commission and Board



## EQUITY AND HOUSING

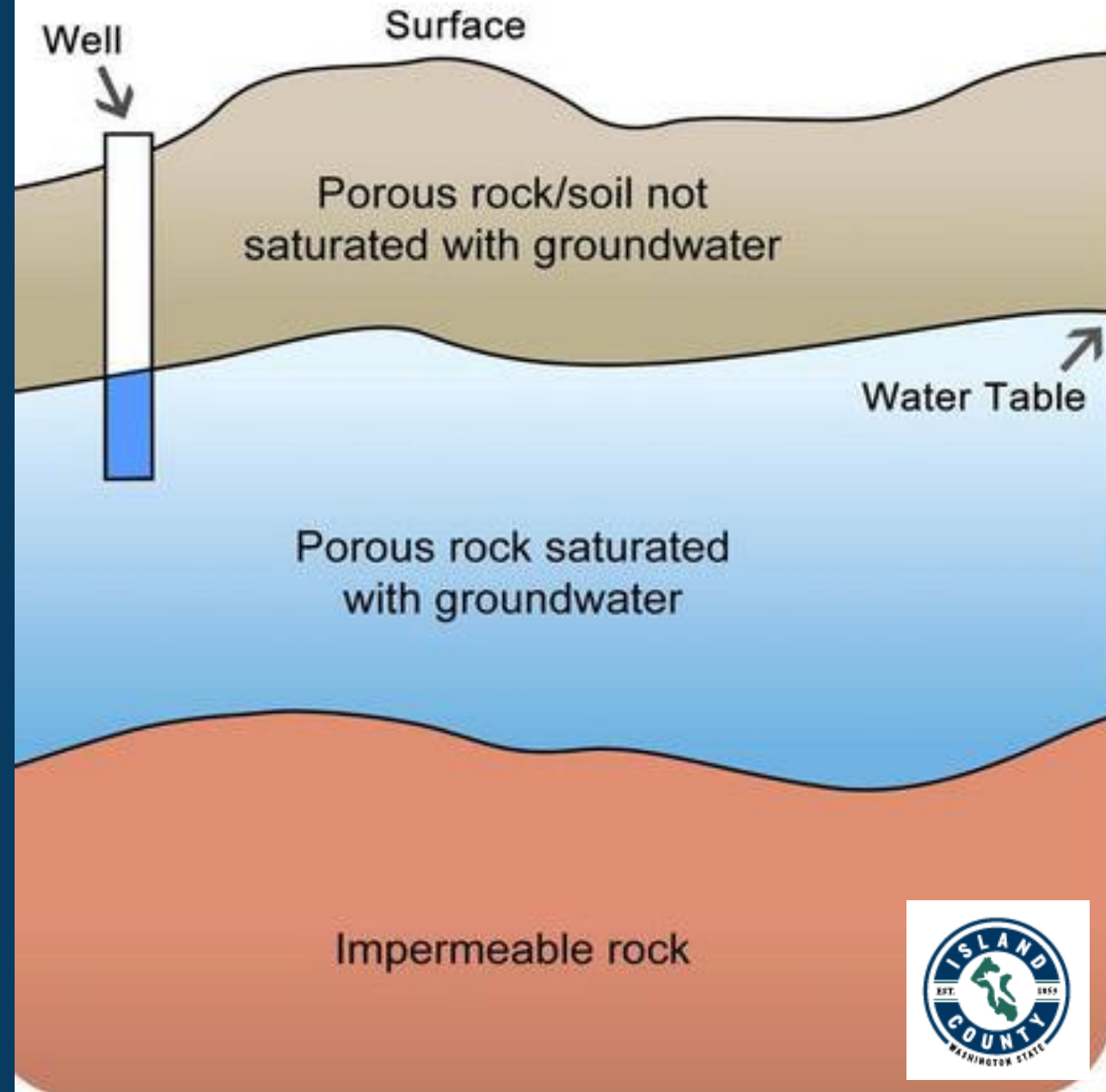
### HB 1220

- Consider more guidance for forecasting future household demand and need characteristics for housing beyond single-family vs. multifamily designation and general density levels.
- Methodology should account for factors that determine market demand for future housing, different types of housing needed, including income, household size, household age, propensity to rent or own, affordability, and other stage-of-life determinants of household housing needs.



## ENVIRONMENT AND WATER

### Groundwater and Water Table



QUESTIONS?

# We thank you for serving our community

## Long Range Planning Team

John Lanier – Senior Planner

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